

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY OFFER FOR DEDICATION FOR PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "20' P.U.E." AND "10' X 40' P.U.E.". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET WATERLINE EASEMENT."

WILLIAM AUSTIN COMPANY PROFIT SHARING TRUST
William Austin TRUSTEE
Bart R. Singletary TRUSTEE

PARCEL MAP NO. 22871

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

MARCH, 1988

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 28th DAY OF APRIL 1989 AT 2:00 PM IN BOOK 156 OF PARCEL MAPS AT PAGES 50-54 AT THE REQUEST OF THE CITY CLERK. FEE \$145. NUMBER 137169 WILLIAM E. CONERLY COUNTY RECORDER BY: Santa Ragan DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WILLIAM AUSTIN IN MARCH 1989. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED FEB. 7, 1989 BY: A. Hubert Webb R.C.E. No. 1942 Exp. 2-31-92 CIVIL ENGINEER STATE OF CALIFORNIA

INLAND EMPIRE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION A CALIFORNIA CORPORATION, AS BENEFICIARY, DEED OF TRUST RECORDED APRIL 14, 1987 AS INSTRUMENT NO. 102485, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Neil Reshman VICE-PRES. Al Luciano CASHIER SEC.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 19th DAY OF April 1989 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK R.C.E. 20900 LIC. EXP. 9-30-89 CITY ENGINEER BY: Barry Beck TENTATIVE MAP APPROVED SEPT. 17, 1987

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 2/21, 1989 BARBARA J. STECKEL, CITY TREASURER BY: Wm Hawkey

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 22871. AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS HOWEVER, THE LOT 'A' OFFER OF DEDICATION IS NOT ACCEPTED AT THIS TIME BUT THE CITY OF RIVERSIDE RESERVES THE RIGHT TO ACCEPT SAID OFFER AT ANY FUTURE TIME. THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 25th day of April, 1989.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE BY: Alice A. Hare

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

- 1. AN EASEMENT FOR ELECTRICAL FACILITIES, IN INSTRUMENT RECORDED FEBRUARY 4, 1966 AS INSTRUMENT NO. 13418 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT FOR ELECTRICAL FACILITIES IN INSTRUMENT RECORDED MAY 29, 1964 AS INSTRUMENT NO. 66544 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR ELECTRICAL FACILITIES IN INSTRUMENT RECORDED OCTOBER 23, 1986 AS INSTRUMENT NO. 266583 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. AN EASEMENT FOR ELECTRICAL FACILITIES IN INSTR. REC. MAY 29, 1964 AS INSTR. NO. 66543 OF O.R. RIV. CO. CALIF.
5. AN EASEMENT FOR ELECTRICAL FACILITIES IN INSTR. REC. JUNE 8, 1964 AS INSTR. NO. 66527 OF O.R. RIV. CO. CALIF.
6. AN EASEMENT FOR ELECTRICAL FACILITIES, IN FAVOR OF CALIF. ELECTRIC POWER COMPANY, IN INSTR. REC. FEB. 3, 1942, IN BOOK 226 AT PAGE 287 OF O.R. RIV. CO. CALIF.

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES DATED 3/31/89 BY: Dieter P. Witzfeld

TAX COLLECTOR'S STATEMENT

I HERBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 3,000.00.

DATED March 29, 1989 R. WAYNE WATTS COUNTY TAX COLLECTOR BY: Dickie L. Monaghan DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 8,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS DATED April 27, 1989 BY: Maria Bruas, Deputy DEPUTY

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: WATER FACILITIES: NO WATER FEES AND CHARGES COLLECTED FOR PARCELS 1, 2, 3, & 4. ELECTRICAL FACILITIES: THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECT. SERVICE TO PAR. 1-4. EASEMENTS: ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPT. OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES DATED 3/31/89 BY: Dieter P. Witzfeld

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss COUNTY OF RIVERSIDE) ss ON THIS 13 DAY OF FEBRUARY 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM AUSTIN AND BART R. SINGLETARY PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE TRUSTEE OF THE WILLIAM AUSTIN COMPANY PROFIT SHARING TRUST THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH PROFIT SHARING TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES 11/1/1991 WITNESSETH MY HAND MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY ENID MCCOLLOCH NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss COUNTY OF RIVERSIDE) ss ON THIS 15 DAY OF February 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Neil Reshman AND Al Luciano PERSONALLY KNOWN TO ME AND/OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF INLAND EMPIRE NATIONAL BANK, A CALIFORNIA CORPORATION THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 1-13-93 WITNESS MY HAND MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY JACQUELINE R. FARGO NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSION

PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED: 1. AN EASEMENT FOR ROADS, BORROW, RIGHT TO FLOOD AND INUNDATE IN FAVOR OF FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, IN INSTRUMENT RECORDED OCTOBER 21, 1959 AS INSTR. NO. 89817 O.R. RIV. CO. CALIF. 2. AN EASEMENT FOR ELECTRICAL AND SLOPE PURPOSES, IN FAVOR OF STATE OF CALIF IN INSTRUMENT RECORDED AUGUST 22, 1926 AS INSTRUMENT NO. 22210 OF O.R. RIV. CO. CALIF AS RELINQUISHED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAR. 23, 1927 AS INSTR. NO. 24225 O.R. RIV. CO. CALIF. 3. A SPRINKLER SYSTEM EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE IN INSTR. NO. REC. AUG. 24, 1973 AS INSTR. NO. 111841, O.R. RIV. CO. CALIF. 4. AN EASEMENT FOR PIPELINES AND FLUMES, IN FAVOR OF FRANK A. TETLEY, IN INSTR. REC. APRIL 10, 1909 IN BOOK 282 AT PAGE 43 OF DEEDS, O.R. RIV. CO. CALIF. NOT LOCATABLE FROM THE RECORDS. 5. AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN FINANCE SERVICE, A CALIF. CO. IN INSTR. REC. MAY 29, 1959 AS INSTR. NO. 43286 O.R. RIV. CO. CALIF. NOT LOCATABLE FROM THE RECORDS. 6. A RECIPROCAL EASEMENT FOR INGRESS AND EGRESS, ROADS AND PUBLIC UTILITIES PURPOSES BETWEEN HUTTON ASSOCIATES AND TITLE INSURANCE AND TRUST COMPANY REC. FEB. 25, 1981 AS INSTR. NO. 33118 O.R. RIV. CO. CALIF. 7. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UTILITY EASEMENTS OF ELECTRIC, TELEPHONE, WATER GAS SANITARY SEWER LINES AND FACILITIES IN DOCUMENT REC. APRIL 13, 1987 AS INSTR. NO. 101038 O.R. RIV. CO. CALIF. 8. ONE HALF ANY AND ALL OIL, GAS AND OTHER MINERAL RIGHTS 500.00 FEET OR MORE BELOW THE SURFACE OF THE PROPERTY WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF THE PROPERTY AS REC. IN DEED OF TRUST RECORDED APRIL 14, 1987 AS INSTR. NO. 102485 OF O.R. RIV. CO. CALIF. 9. AN EASEMENT FOR STREET PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE IN INSTR. REC., MARCH 23, 1927 AS INSTR. NO. 24225 O.R. RIV. CO. CALIF.

P.M.B. 156/50

P.M.B. 156/50

PARCEL MAP NO. 22871

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

MARCH, 1988

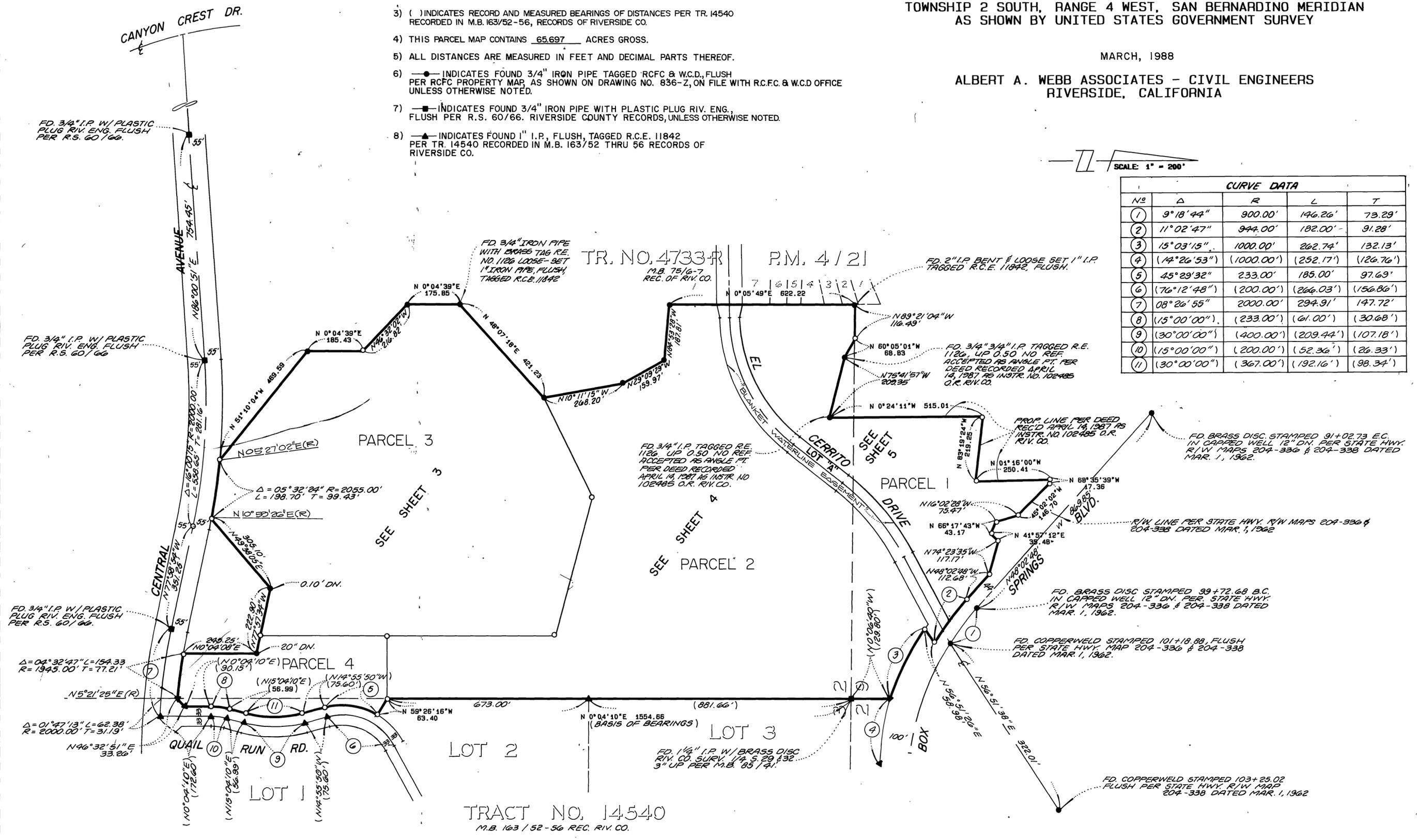
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

- 1) BASIS OF BEARINGS IS N. 00° 04' 10" E. AS SHOWN ON THE NORTHWESTERLY BOUNDARY LINE OF TRACT NO. 14540, RECORDED IN M.B. 163/52-56.
- 2) —○— INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842 UNLESS OTHERWISE NOTED.
- 3) () INDICATES RECORD AND MEASURED BEARINGS OF DISTANCES PER TR. 14540 RECORDED IN M.B. 163/52-56, RECORDS OF RIVERSIDE CO.
- 4) THIS PARCEL MAP CONTAINS 65.697 ACRES GROSS.
- 5) ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- 6) —●— INDICATES FOUND 3/4" IRON PIPE TAGGED RCFC & W.C.D., FLUSH PER RCFC PROPERTY MAP, AS SHOWN ON DRAWING NO. 836-Z, ON FILE WITH R.C.F.C. & W.C.D OFFICE UNLESS OTHERWISE NOTED.
- 7) —■— INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG RIV. ENG., FLUSH PER R.S. 60/66. RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- 8) —▲— INDICATES FOUND 1" I.P., FLUSH, TAGGED R.C.E. 11842 PER TR. 14540 RECORDED IN M.B. 163/52 THRU 56 RECORDS OF RIVERSIDE CO.



CURVE DATA				
No	Δ	R	L	T
1	9° 18' 44"	900.00'	146.26'	73.29'
2	11° 02' 47"	944.00'	182.00'	91.28'
3	15° 03' 15"	1000.00'	262.74'	132.13'
4	(14° 26' 53")	(1000.00')	(252.17')	(126.76')
5	45° 29' 32"	233.00'	185.00'	97.69'
6	(76° 12' 48")	(200.00')	(266.03')	(156.86')
7	08° 26' 55"	2000.00'	294.91'	147.72'
8	(15° 00' 00")	(233.00')	(61.00')	(30.68')
9	(30° 00' 00")	(400.00')	(209.44')	(107.18')
10	(15° 00' 00")	(200.00')	(52.36')	(26.33')
11	(30° 00' 00")	(367.00')	(192.16')	(98.34')



P.M.B. 156/51

PARCEL MAP NO. 22871

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

MARCH, 1988

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

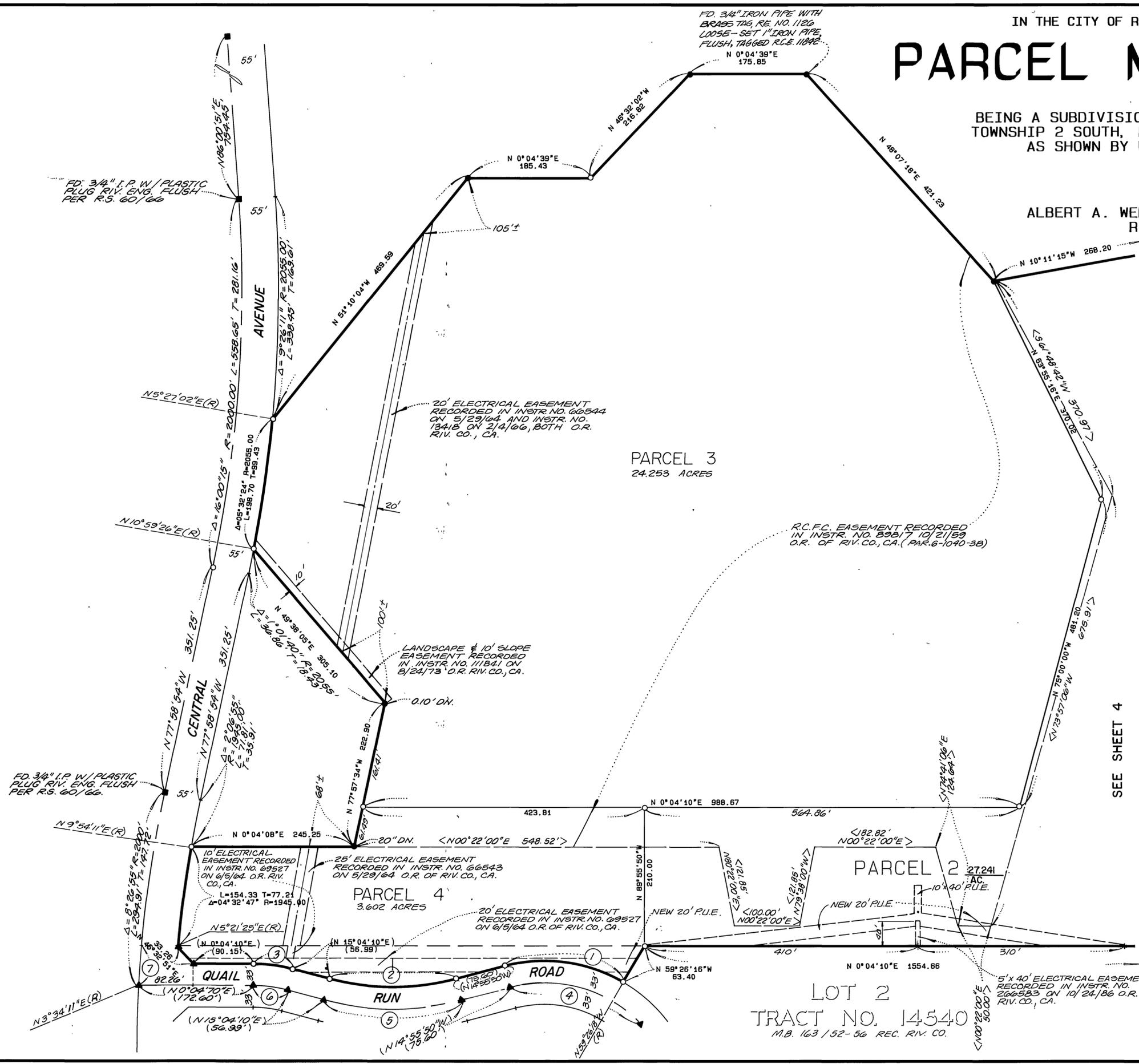


ENGINEER'S NOTES

- 1) BASIS OF BEARINGS IS N.00 04'10"E. AS SHOWN ON THE NORTHWESTERLY BOUNDARY LINE OF TRACT NO. 14540, RECORDED IN M.B. 163/52-56.
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- 7) —■— INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG RIV. ENG., FLUSH PER R.S. 60/66, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- 8) —▲— INDICATES FOUND 1" I.P., FLUSH, TAGGED R.C.E. 11842 PER TR. 14540 RECORDED IN M.B. 163/52 THRU 56 RECORDS OF RIVERSIDE CO.
- 9) < > INDICATES RECORD DATA PER DOCUMENT RECORDED 10/21/59 AS INSTR. NO. 89817 O.R. RIV. CO.

SEE SHEET 4

CURVE DATA				
No	Δ	R	L	T
①	45°29'33"	(233.00')	185.00'	97.69'
②	(30°00'00")	(367.00')	(192.16')	(98.34')
③	(15°00'00")	(233.00')	(61.00')	(30.68')
④	(76°12'48")	(200.00')	(266.03')	(156.86')
⑤	(30°00'00")	(400.00')	(209.44')	(107.18')
⑥	(15°00'00")	(200.00')	(52.36')	(26.33')
⑦	01°47'13"	2000.00'	62.38'	31.19'



P.M.B. 156/52

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 22871

SHEET 4 OF 5 SHEETS

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 29 AND 32,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN
AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

MARCH, 1988

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

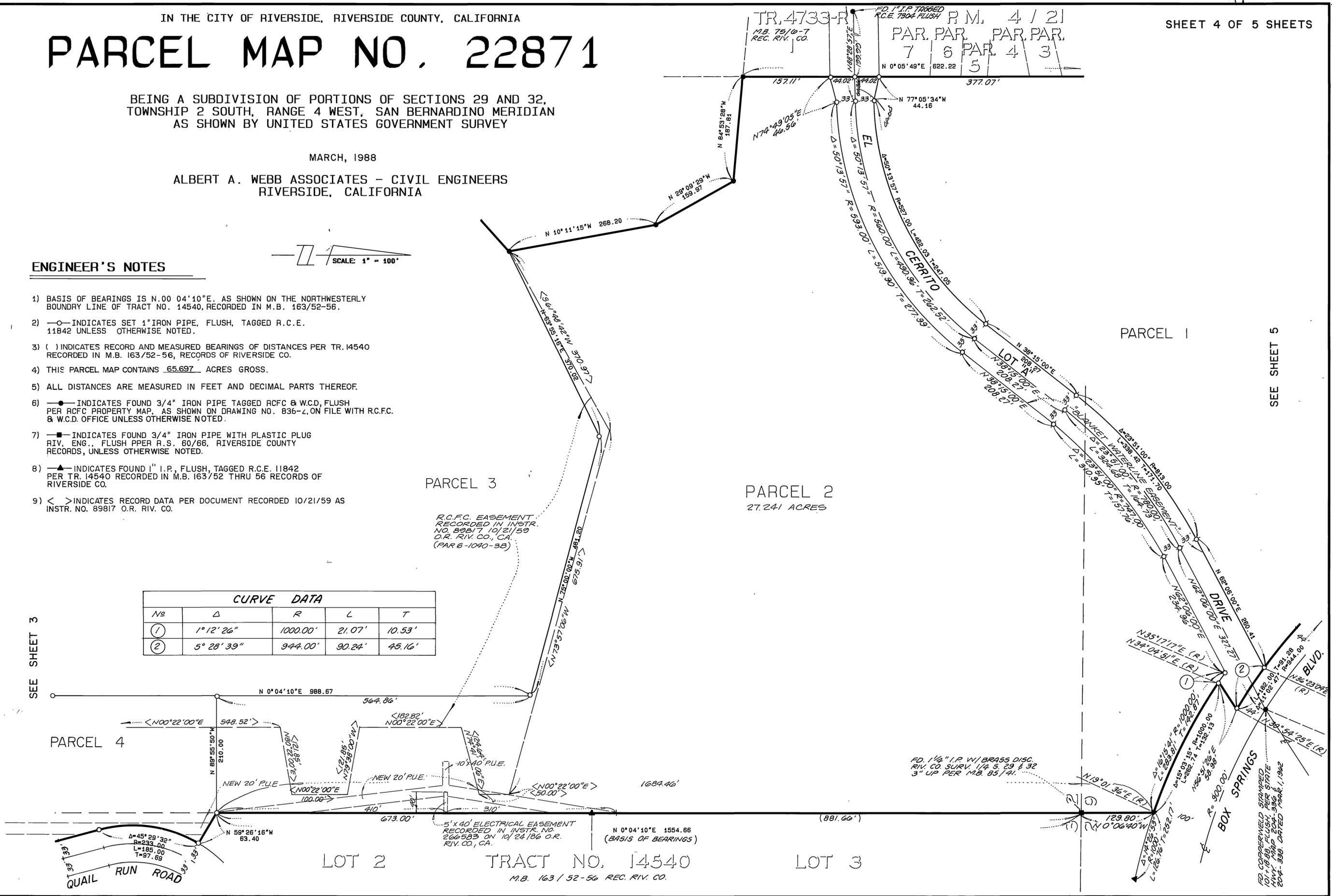
ENGINEER'S NOTES



- 1) BASIS OF BEARINGS IS N.00 04'10"E. AS SHOWN ON THE NORTHWESTERLY BOUNDARY LINE OF TRACT NO. 14540, RECORDED IN M.B. 163/52-56.
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- 8) —▲— INDICATES FOUND 1" I.P., FLUSH, TAGGED R.C.E. 11842 PER TR. 14540 RECORDED IN M.B. 163/52 THRU 56 RECORDS OF RIVERSIDE CO.
- 9) < > INDICATES RECORD DATA PER DOCUMENT RECORDED 10/21/59 AS INSTR. NO. 89817 O.R. RIV. CO.

CURVE DATA				
No	Δ	R	L	T
①	1° 12' 26"	1000.00'	21.07'	10.53'
②	5° 28' 39"	944.00'	90.24'	45.16'

SEE SHEET 3



SEE SHEET 5

P.M.B. 156/53

PARCEL MAP NO. 22871

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

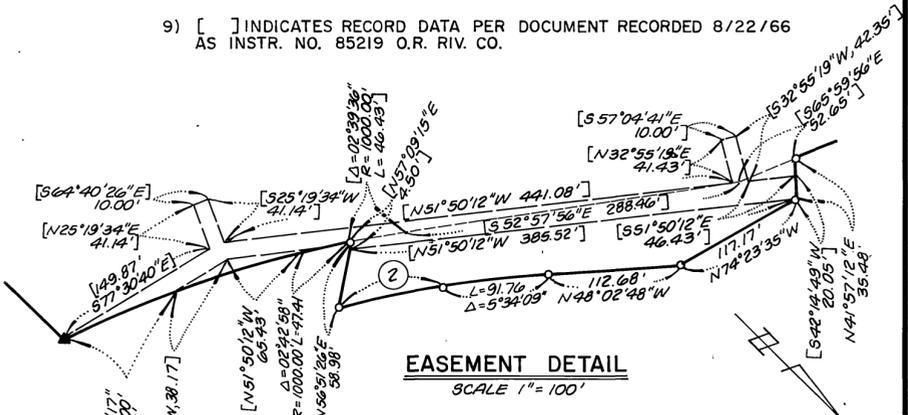
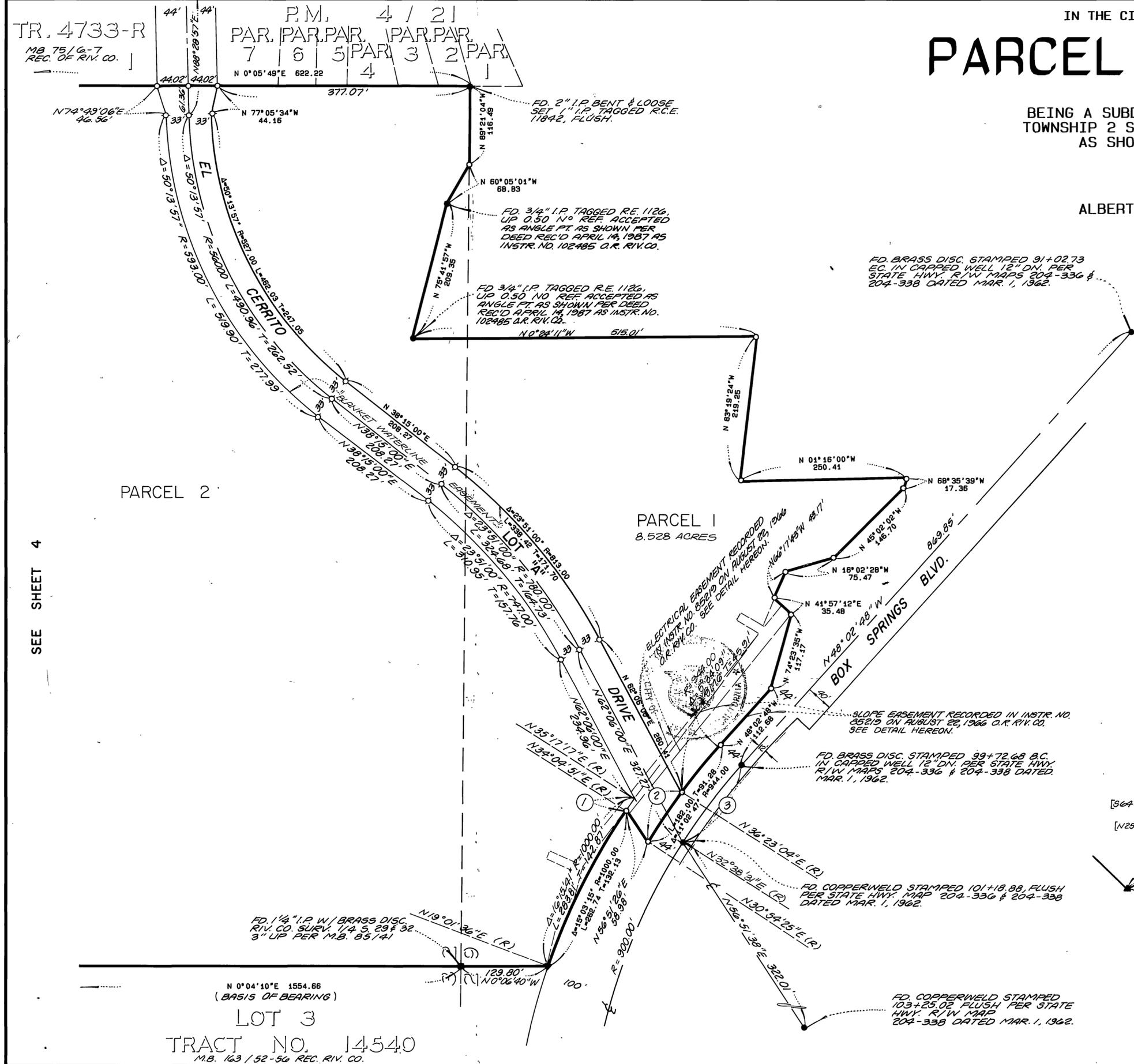
MARCH, 1988

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

- 1) BASIS OF BEARINGS IS N.00 04'10"E, AS SHOWN ON THE NORTHWESTERLY BOUNDARY LINE OF TRACT NO. 14540, RECORDED IN M.B. 163/52-56.
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- 8) —▲— INDICATES FOUND 1" I.P., FLUSH, TAGGED R.C.E. 11842 PER TR. 14540 RECORDED IN M.B. 163/52 THRU 56 RECORDS OF RIVERSIDE CO.
- 9) [] INDICATES RECORD DATA PER DOCUMENT RECORDED 8/22/66 AS INSTR. NO. 85219 O.R. RIV. CO.



CURVE DATA				
N ^o	Δ	R'	L	T
①	1° 12' 26"	1000.00'	21.07'	10.53'
②	5° 28' 39"	944.00'	90.24'	45.16'
③	9° 18' 41"	900.00'	146.26'	73.29'

PARCEL 2

PARCEL 1
8.528 ACRES

N 0°04'10"E 1554.66
(BASIS OF BEARING)

LOT 3
TRACT NO. 14540
M.B. 163 / 52-56 REC. RIV. CO.

SEE SHEET 4

P.M.B. 156/54